

**City Heights Redevelopment
Project Area Committee Minutes
Monday, October 11, 2010**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Avalon, Liz	Lindahl, Fred	Tate, Elizabeth
Eaton, Katt	Malinomar, Ahmed	Vaccariello, Patty
Gomez, Georgette	Nelson, David	Varnadore, Jim
Hernandez, Valentina 7:15	Rossler, Michael 6:45	

The following members were absent: Billingsley, George; Cormier, Mark; and DiPaolo, Niki

Also present: Melissa Garcia (Redevelopment)

I. Call to Order

The meeting was called to order at 6:40 pm. Roll call was conducted. A Quorum was established.

II. Agenda

Jim Varnadore made a motion to change item V.B. Euclid Avenue Sidewalk to an information item, seconded by Patty Vaccariello. Motion passed 8-2-0.

Jim Varnadore made a motion to switch item V.A. and V.B. under New Business, seconded by Patty Vaccariello. Motion passed 10-0-0.

III. Minutes

David Nelson made a motion to approve the September 13, 2010 minutes seconded by Patty Vaccariello. Motion passed 9-0-1.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public comments:

Jay Powell, City Heights CDC- Provided an update on the Fairmount 26 Mixed Use Project.
Mary Otero, City Heights CDC-Properties are still being referred to Leslie Diamond, Code Enforcement Officer.

PAC Members Comments

The following members of the PAC made public comments:

Patty Vaccariello-The Fall Facelift will be on October 23, 2010.

Jim Varnadore-The City is working on solutions for the area between 49th Street and 51st Street, they may need funding for any improvements in the area.

David Nelson-The project at 63rd and ECB (CentrePoint), located in the Crossroads Redevelopment Project Area is going into foreclosure. \$12M is owned on the loan and it's probably worth \$3M.

Elizabeth Tate-Invited everyone to the Fall Facelift on October 23, 2010.

Katt Eaton- Invited everyone to come see the Azalea Park Recreation Center Conservation Park. City Heights Artists participated and funds were provided by Cricket Wireless.

Liz Avalon-The draft EIR for the 805 expansion project has been extended to October 28, 2010.

Staff Announcements

Melissa Garcia provided the following updates:

City Heights Square Commercial and Residential Project

Jack in the Box Settlement

On September 28, 2010, the Redevelopment Agency Board voted in closed session to authorize the settlement of all remaining claims under the eminent domain action initiated by the Agency for the City Heights Square project. The Agency Board authorized the settlement agreement with Jack in the Box in the amount of \$1.23 M in closed session. The Board will consider the item in open session tomorrow October 12, 2010.

Colina Park Sidewalks

The Infrastructure Subcommittee will be provided with the DRAFT Colina Park existing conditions report before their meeting next week.

Silverado Ballroom

The property owner and his architect have met with historic resources staff and they will continue to work with historic resources staff throughout the proposed rehabilitation process. The property owner will pursue historic designation of the building after the rehabilitation of the building is complete

V. New Business

A. Euclid Avenue Sidewalks-Information Item-George O'day presented the preliminary plan for the west side of Euclid Avenue between Dwight and Isla Vista. A discussion ensued. The item was referred to the infrastructure subcommittee.

B. City Heights Redevelopment Project Area Tax Allocation Bonds-Information Item-Melissa Garcia presented the PAC with four tables for the issuances of the 2010 Tax Allocation Bonds (TABs) for City Heights Project Area and for the Agency's Pooled Funds. A discussion ensued.

VI. Chair and Subcommittee Reports

- A. Chair's Report**- Price Charities is focusing some efforts in Teralta East and may be interested in providing matching funds for other improvements. Public infrastructure funds should be focused on 2-3 block areas to make an impact rather than spreading improvements around.
- B. Housing Subcommittee**- Code Enforcement gave their quarterly report. HELP funded 9 loans in the last year. Home in the Heights funded 5 loans in the last year; the Home in the Heights Guidelines were also discussed.
- C. Ad-hoc Committee Infrastructure and Implementation Plan**- The next meeting will be on October 28, 2010 at the City Heights Recreation Center from 6-8pm.
- D. Ad-hoc California Endowment's Building and Healthy Communities Initiative**- momentum team meeting will take place on the 4th Tuesday from 5-7pm.

VII. Next Meeting Agenda- PAC discussion and action on next meeting's agenda.

- A. Ballroom
- B. HITH
- C. Absences
- D. Euclid Avenue

VIII. Adjournment- The meeting adjourned at 8:15 pm.

(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Melissa Garcia at (619) 236-6547 or email: magarcia@sandiego.gov)